



MEADOW VIEW COTTAGE
Gestingthorpe, Essex

Carter Jonas

MEADOW VIEW COTTAGE, NETHER HILL, GESTINGTHORPE, ESSEX, CO9 3BD

- 3 miles Castle Hedingham
- 6 miles Halstead
- 6 miles Sudbury
(London Liverpool Street from 78 minutes)
- 16 miles Kelvedon
(London Liverpool Street from 48 minutes)

Entrance hall • Cloakroom • Sitting/dining room
Kitchen/breakfast room with island unit • Utility room
Principal bedroom with ensuite shower room • 2 further
double bedrooms • Family bathroom • Rear garden
Off-road parking for 3-4 cars • Far reaching field views

DESCRIPTION

Meadow View Cottage is a truly stunning contemporary property finished to an impeccably high standard and found in a truly enviable location in the sought after village of Gestingthorpe.

You enter the property into the entrance hall and to the left is the cloakroom and to the right is the light and spacious living/dining room with dual aspect windows which to the front has views over the local countryside. At the end of the entrance hall you are greeted into a stunning kitchen/breakfast room with shaker style units, integrated appliances and central island unit. There are French doors which open into the rear garden. The ground floor is concluded with a utility room that has a door outside, a storage cupboard under the stairs and airing cupboard. It is worth noting there is underfloor heating throughout the ground floor.

The first floor is accessed from the entrance hall. There are 3 double bedrooms, the principal bedroom having a Juliette balcony with French door and an ensuite shower room. There is also a family bathroom that would be used by bedrooms 2 & 3.

A BESPOKE 3 BEDROOM DETACHED COTTAGE COMPLETED TO A FANTASTIC STANDARD AND FOUND IN A QUIET LOCATION SURROUNDED BY PEACEFUL, ROLLING COUNTRYSIDE VIEWS.



OUTSIDE

To the front is a wheelchair friendly ramp allowing access to the front door with small front garden with box hedging. There is off-road parking for 3-4 cars and a barn style cartlodge. There are two side access points to the rear which has a lovely dining courtyard and a laid to lawn garden which has wonderful field views beyond.

LOCATION

Gestingthorpe is around 3 miles from the pretty village of Castle Hedingham which has a useful range of village amenities. There are wider shopping facilities in the nearby towns of Sudbury and Halstead and there are schools at Sible Hedingham, Halstead, Sudbury and Colchester, with good schools at Gosfield, Hedingham and Stoke by Clare.

For the commuter there are through train services to London Liverpool Street from Kelvedon, Witham and Colchester with a branch line at Sudbury.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity and water
Private drainage
Solar Panel & Air Source Heat Pump heating with Underfloor heating to the ground floor
Fibre to the home available at connection cost and monthly subscription with speeds upto 500 mbps

Local Authority: Braintree District Council

Council Tax: Banding to be given once build is signed off

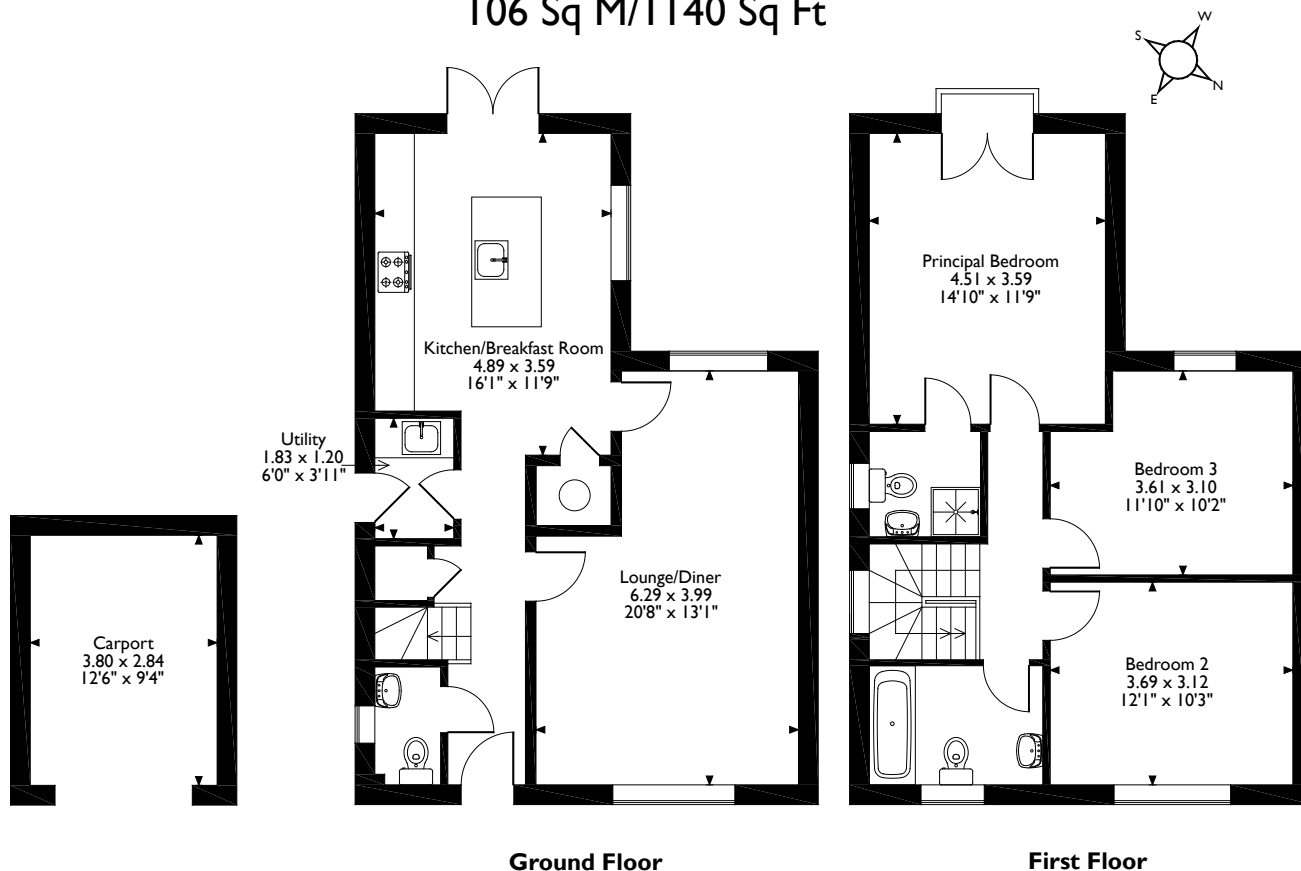
Viewing: By appointment with Carter Jonas
T: 01787 882881

What3Words: ///figs.marsh.lifeboats



Meadow View Cottage, Gestingthorpe, Essex

Approximate Gross Internal Area
106 Sq M/1140 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Long Melford 01787 882881

Suffolk@carterjonas.co.uk

Little St Marys, Long Melford, Suffolk, CO10 9LQ

carterjonas.co.uk

Offices throughout the UK



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